



**NORTHAM TOWN COUNCIL  
TOWN HALL  
WINDMILL LANE  
NORTHAM  
DEVON  
EX39 1BY**

Town Clerk: Mrs Jane Mills BA(Hons)  
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To: All Members of the Town Projects and Asset Management Committee  
Cc: All Northam Town Councillors

You are hereby summoned to attend a meeting of the Town Projects and Asset Management Committee to be held in the Committee Room, Windmill Lane, Northam on **Tuesday 4<sup>th</sup> April 2023 at 10.00am**. The agenda for the meeting is shown below.

*M J Mills*

Mrs Jane Mills BA(Hons)  
Town Clerk

Date of issue 29/03/2023

The following are Members of the Town Projects and Asset Management Committee:  
Councillor Mrs McCarthy, Miss Woodhouse, Edwards, Hames, Himan, Leather, Tisdale and the Mayor, ex-officio. All Councillors are invited to attend.

- 1 Apologies**
- 2 Chairman's Announcements**
- 3 Declarations of interest:**  
Members are reminded that all interests should be declared prior to the item being discussed.
- 4 To agree the agenda as published**
- 5 To confirm and sign the minutes of the Town Projects Meeting held 7th March 2023 as a correct record (*herewith*)**



Lords of the Manor



The local Council for Appledore, Northam, Orchard Hill and Westward Ho!  
Twinned with Mondeville, France and Büddenstedt, Germany  
Office open: Monday to Friday mornings



Trustees of the Common Right

## **6 Public Participation**

Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than 4 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 20 minutes.

**7 To consider Action Points** (*herewith*)

**8 To consider Grab Posts on Lookout Path** (*Cllr Hames*)

**9 To receive a report on vehicles** (*herewith*)

**10 To consider removal of the Christmas Lights installation in Northam Square**

**11 To consider a planting project at a site opposite Hillcliffe Terrace** (information herewith) Cllr Hames

**12 To consider a request from the Elector's Meeting regarding the acquisition of Richmond Green.**

**13 To receive an update on the request from the gig club to move the wall in the Seagate Car Park**

## Minutes

**Northam Town Council – Minutes of the Town Projects and Asset Meeting held on Tuesday 7<sup>th</sup> March 2023 in the Council Chamber, Windmill Lane, Northam**

**Present:** Cllrs Tisdale (Chairman), Edwards, Hames, Himan, Laws, Mrs Mccarthy, and Miss Woodhouse.

**In attendance:** Mrs Jane Mills – Town Clerk

- 2303/969 Apologies**  
Apologies were received from Cllr Leather.
- 2303/970 Chairman’s announcements**  
There were no announcements
- 2303/971 Declarations of interest**  
Members were reminded that all interests should be declared prior to the item being discussed.  
There were none
- 2303/972 To agree the agenda between Part A and Part B**  
It was **resolved** to agree the agenda after agreeing to bring forward item 12 to follow item 8  
Proposed: Cllr Mrs McCarthy, Seconded: Cllr Laws (all in favour)
- 2303/973** It was **resolved to confirm and sign the minutes of the Town Projects Meeting held 7th of February 2023 as correct record after adding Cllr Miss Woodhouse to apologies.**  
Proposed: Cllr Laws, Seconded: Cllr Tisdale (majority in favour 3 abstentions not present at the meeting).
- 2303/974 Public Participation**  
*Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than 4 minutes. The period of time which is designated for public participation in accordance with standing orders shall not exceed 20 minutes.*  
No members of the public were present.
- 2303/975 To consider Action Points**  
The Action Points were noted (Town Clerk to forward email re bus shelter)  
**Action point: resend e-mail**
- 2303/976 To receive a report on vehicles( b/f)**  
It was **resolved** that a further report be brought to the next meeting with the cost of leasing a new vehicle and selling the recently repaired vehicle.  
Proposed: Cllr Laws, Seconded: Cllr Hames (all in favour)  
**Action point:** Prepare a report for the next agenda
- 2303/977 To consider Grab Posts on Lookout Path**  
It was **resolved** that prices should be sought for the cost of a grab post on each step.  
Proposed: Cllr Hames, Seconded: Cllr Edwards (majority in favour one abstention)  
**Action point:** Prepare a report for the next agenda

- 2303/978 To ratify a decision made under Chairman's Announcements to renew the Skatepark Lease and proceed with repairs**  
It was **resolved** that the decision should be ratified as above.  
Proposed: Cllr Tisdale, Seconded: Cllr Laws (all in favour)
- 2303/979 To receive an update on play park repairs following the ROSPA inspection**  
It was agreed to note the update
- 2303/980 To consider revising the recording and reporting procedure and associated paperwork for internal play park inspections undertaken by Council employees**  
It was **resolved** to accept the paperwork with the addition of a date column.  
Proposed: Cllr Tisdale, Seconded: Cllr Himan (all in favour)  
**Action point:** Add date column
- 2303/981 To consider the installation of a dog bin at end of path 26 by Seafeld Holiday Park, Westward Ho!**  
It was **resolved** to request TDC to install a dog bin at the suggested location and to ask when the dog bin at the junction of Tomouth Rd and Pitt Hill will be re-instated.  
Proposed: Cllr Hames, Seconded: Cllr Tisdale (all in favour)  
**Action point:** Write to TDC re installation of a dog bin
- 2303/982 To consider a request for installation of a dropped kerb at Morwenna by the Daisy Chain Centre (Cllr Ford)**  
It was **resolved** to write to DCC asking the cost and permission to install  
Proposed: Cllr Mrs McCarthy, Seconded: Cllr Tisdale (all in favour)  
**Action point:** Write to DCC re installation of a dropped kerb
- 2303/983 To consider a request by the Friends of Appledore School to use Anchor Park for coronation celebrations (to follow)**  
It was **resolved** to agree to the request  
Proposed: Cllr Laws, Seconded: Cllr Tisdale (all in favour)  
**Action point:** Advise applicant.

## Action Points for Town Projects

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### Meeting April 2023

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<b>Action Points</b>	Re-send email re bus shelter
<b>Report on vehicles</b>	Prepare information for next agenda, cost of leasing a new vehicle and selling the recently repaired vehicle.
<b>To consider Grab Posts on the Lookout Post</b>	Agenda item next meeting, with cost of grab posts.
<b>To consider revision of reporting procedures and paperwork</b>	Date column added.
<b>To consider installation of a dog bin at the end of path 26 by Seafeld Holiday Park and ask when the bin at the junction of Tomouth Rd and Pitt Hill will be re-instated</b>	Written to TDC
<b>To consider a request for installation of a dropped kerb at Morwenna by the Daisy Chain Centre</b>	Written to DCC
<b>Consider request by Friends of Appledore School</b>	Advise applicant request agreed

## Grab Post Request

Following the last Town Projects Meeting we have researched a request for “grab posts” for the Lookout Path on 5 of the steps.

Options seem very limited and 4 are shown below. These could most probably be installed by the Maintenance Team, but a risk assessment would be required to show possible risks to public use of them. We are also not aware of the depth of concrete on the steps. A significant base of concrete would be required in terms of depth, width and length.

## Balustrade Handrail Post - Powder Coated Aluminium

£48.00

### About this product

Cladco Balustrade Posts provide the stability for Balustrade Handrail sections, helping to support and increase safety. Posts are manufactured from high-quality aluminium and are powder-coated for durability. Posts come with foot and top caps to create a seamless, professional finish.

Quantity

Total Price: **£48.00** Inc VAT

[ADD TO BASKET](#)



Bollard Removable (76mm DIA) 1000mm above ground WITH Socket - for Pedestrian areas, paths and driveways

**£ 139.13** inc.VAT £ 115.94 exc.VAT



## Zebra Hazard Post in Pack of 9 - Tough, Effective & Great Value

**£ 276.16**<sub>inc.VAT</sub> £ 230.13<sub>exc.</sub>

### Product Description

Hazard and verge marker posts in the traditional style. Zebra posts are manufactured from tough polypropylene (fully recyclable) with highly visible Class 1 'corner cube' shatter proof reflectors angled to reflect light from both directions of traffic flow. The reflectors and distinct white stripes are integrally moulded — so no more problems with adhesive tape failure. **Complies with both British and European standards.**

Specifications \* Total height 135 cm \* Width 12 cm \* Lens 7.5/10 cm

Installation Height: Depending on verge height reflector to be between 55 to 100 cm above adjacent carriageway. The Zebra Post is installed by digging the hole to the required depth, inserting the support pin at the bottom of the post, placing the post into the hole and backfilling with the earth previously removed. 1m of post should be above ground.

**This product can only be sold in packs of 9**



# 1 Step



Wooden Steps



Ceramic tile steps



Cement concrete steps



Price: VAT exclusive price not available  
£76.22£76.22 incl. VAT

Size: 90cm(2.9ft)

- 2.8ft/85cm  
£71.37
- 3.3ft/100cm  
£81.60
- 65cm(2.1ft)  
£60.60
- 75cm(2.5ft)  
£65.98
- 90cm(2.9ft)  
£76.22

## Information on replacement vehicles for Northam Town Council 2023

### Advantages of Electric Vans

#### 1. Lower Running Costs

Electric vans have considerably lower running costs in comparison to their diesel counterparts. A claim made by many such as Citroen which claims that its Berlingo Electric only costs 2-3p per mile to run on average. With this level of fuel economy, you can expect to pay £2 per 40 miles.

#### 2. Cheaper to Maintain

Electric vehicles also have fewer moving parts, meaning fewer parts subject to wear and tear. They're also lighter on the brakes, also minimising maintenance costs.

#### 3. Kinder to the Planet

Electric vans produce zero tailpipe emissions which makes them great for improving air quality and reducing dangerous CO2 and NOx emissions.

#### 4. Incentives

There are many government backed schemes to help make this change for a cleaner and brighter future which are also available for commercial vehicles too. One example is the Government Plug-in Van Grant which offers a 20% discount on all brand new, low emission vehicles purchased through dealerships and suppliers. This discount is already applied to the prices you see when buying your new EV van which allows you to save as little as £3,000 for small electric vans and up to £16,000 for 3.5-4.25-tonne large electric vans/trucks. Businesses can also benefit from reduced tax burden, free charging and parking in some areas and help towards the cost of workplace chargers.

#### 5. Positive PR

Whether you have an electric van or a full fleet, making the choice to adopt an electric vehicle will make your environmental consciousness known and generate positive brand association.

#### 6. Minimising Business Risk

With growing urgency to tackle climate change and cities introducing clean air zones throughout the country, more and more businesses are making the switch to electric vehicles as a way of future-proofing their business and lowering business risk.

## 7. Easy to Drive

With only an accelerator and brake to worry about, e-vans are incredibly simple to drive. There is no need to mess around with any gears and all you need to worry about is stopping and starting. They are also very nippy because of the instant torque given by electric motors, making them ideal for driving in town. Other than the hum in the distance, new electric vans are practically silent and make for a much more pleasant driving experience.

## Disadvantages of Electric Vans

### 1. Range Frustration

Estimates state that around a third of vans never complete more than 80 miles in a day, making electric vans with a typical range of 100 miles a viable commercial solution. However, there is anxiety felt amongst many electrical vehicle drivers that have concerns that the battery power will run out before reaching the destination or a suitable charging point.

Until battery technology evolves, and range improves, van drivers covering long distance journeys will suffer from frequent interruptions of having to stop regularly and recharge.

### 2. Charging Challenges

There are over 35,000 charging points connectors for electric vans UK-wide while many are also owned at home and by businesses. Despite the number growing continuously, there are still gaps in the UK and especially in rural areas while competition faces motorway services - 1000 of which only offer rapid charge.

To put charging times into perspective, a rapid 50kW charger can charge an electric van from 20% to 80% in 40 minutes while wallbox chargers take 7.5 hours to complete a full charge from a flat battery.

### 3. Higher Initial Outlay

Electric vans typically have higher up-front costs associated with them in comparison to conventional petrol and diesel powered alternatives which retail at a lower price. However, it is thought that as electric vehicles become more popular and government targets near that prices will become more competitive.

There is also the cost of a home or office charger to consider which offers added convenience as charging can require a great deal of time and especially if not in proximity of a rapid charger.

One way to cut costs is through leasing, however, it is wise to calculate the whole life costs which take into account the purchase price, costs to run such as fuel, tax and congestion charges as well as the cost of maintenance.

### 4. Reduced Payload

The payload of electric commercial vehicles is often the price paid through bulky components involved in the vehicle mechanics such as their batteries which eat the available space of an

electric van. While large electric vans with higher payloads are available, they reduce vehicle range just as when used in cold weather or driven aggressively.

## 5. How Green?

It's clear that electric vehicles are kinder to the planet than their alternatives, especially as renewable energy is set to take over. However, critics point out that much of our energy that charges our electric vehicles still comes from gas, coal and nuclear power stations.

## 6. Depreciation

As a relatively new technology, there is not too much known about EVs and how they depreciate. While they depreciate the same way once driven out of a dealership, the residual value is not something that is known but industry experts expect this change as electric vehicles grow in popularity.

**The type of vehicle most suitable for NTC, needs to be decided, options are vans, pick-ups or drop-sides. A small panel van would also be useful.**

**Having discussed this with the maintenance men, they would prefer a pick-up with tool box and tipping facilities. Ideally, we need to replace both DFSK's.**

## Advantages and disadvantages of diesel vans

The benefits of diesel vans are hard to ignore. They're cheaper to buy initially and they cover long distances daily. But it all comes down to, do you drive long miles per day? Do you need a higher maximum payload? Then it's worth taking note of what it's important to you and seeing how the advantages and disadvantages align with your business goals. There are more than [four million vans on the road](#), and most of these are fuelled by diesel. This means there must be some trusted advantages – not just because they're efficient and powerful. There's more to them than that. They're suitable for many businesses but budget, [payload and daily miles](#) should be considered and van maintenance too.

They deliver higher miles per gallon than petrol or electric vans. Although this might increase costs overall, you'll definitely be reaping the benefits of a longer running time. Diesel vans are a convenient choice for commercial vehicle fleets and van leasing.

### Advantages

Powerful engines: diesel vans have robust engines. They're built for longer journeys. They also provide more torque (force for rotation) and are better suited to moving heavy loads and towing.

Higher maximum payload: diesel vans have a higher maximum payload than their electric counterparts. So, if you're needing to deliver higher payloads across the UK, then diesel vans will provide the support you need to transport goods successfully.

Refuelled in minutes: not only do diesel vans cover more miles daily but they're also really easy to refuel. There's no waiting for your vehicle to charge. Within less than 10 minutes, you'll be well on your way to your next destination. Meaning flexibility and efficiency is guaranteed.

### Disadvantages

Increased emissions: with the diesel engines also comes an increased amount of harmful pollutants like nitrous oxides (NOx), particulate matter (PM) and carbon monoxide (CO). As a result, the Government is considering calls to ban or limit all diesel vans from travelling [through urban routes by 2050](#). Although diesel vans are powerful, they're harmful to the environment in the long run.

Noise pollution: if you want to deliver outside of conventional delivery times then a diesel van isn't the best option. Due to their high running pressure, they're a lot noisier than electric or petrol vehicles.

Higher running costs: although diesel vans are cheaper to purchase upfront initially, they are more expensive to fuel than petrol or electrical vans. The higher the purchase price of a diesel van can increase the insurance costs overall too.

If you're looking at travelling longer distances and you're looking for something reliable without a focus on budget, then diesel vans are a great choice. However, if you're looking for something for a long-term investment, lower carbon footprint and less noise pollution, you may want to consider an electric van alternative.

Even though diesel vans are major polluters, it must be borne in mind that some components of EVs [can be particularly bad for the environment, especially their batteries](#).

### **Advantages of petrol vans**

Petrol vans tend to be cheaper to buy than similar diesel models.

Petrol fuel is usually cheaper.

Petrol engines can be slightly quieter.

Repair costs are typically lower.

### **Disadvantages of petrol vans**

Petrol engines are less efficient so use more fuel.

Higher CO2 emissions by 20%

They tend to depreciate faster.

Which wins?

There is no clear-cut answer to this question. For some people a diesel van is the best option, whereas for others, petrol works out better. Experts say that unless drivers do 10,000 miles a year in a used van or 6,000 miles a year in a new van, a diesel van won't work out cheaper.

So, if our mileage is lower than these figures or we are only planning on keeping our van for a couple of years, we might be better opting for a petrol van. Our average mileage for each vehicle is below 6000.

There are limited options available (electric vehicles) at the present time but I attach details of the

ET Lander which we had a demo of last year.

I also attach details of the Goupil which can be adapted from the standard body, the preference would be for a combined pick-up, with tool box and tipper.

There is also a panel van the IAEC35. We had a demonstration last year; this is the least favourite option from the maintenance men.

We have also investigated the option of a small panel van, such as the Ford Transit Connect.

### **Purchase options**

We have found a transit Connect on Auto Trader, which is a 2016 plate and has done just under 20,000 miles. It is already kitted out at the rear with shelving etc. This is a petrol vehicle and euro 6 is the highest non-electric emission standard.



Euro 6 ULEZ Compliant. Beautiful high specification Transit Connect Trend direct from its 1 owner. In excellent condition throughout. Cat s as was damaged on passenger side wing and headlight, now fully repaired. Great value low mileage van, 12 months MOT, Full service history, Clean bodywork, Interior - Clean Condition, Tyre condition Good, Short wheel-base, White, 1 owner, All part exchange welcome. Nationwide Delivery Available  
Extra Features

These are in addition to what this van typically comes with as standard:

- Manual Air Conditioning
- Front Fog Lamps with Static Cornering Lamps
- Front/Rear Parking Aid
- Rear View Camera/Reverse Parking Aid

This van comes with

- Bluetooth
- Eco Mode (Driver Information System)
- Electrically Operated Front Windows with One-Shot Down on Drivers Side
- Heated Front Screen
- Hill Start Assist
- MP3 Capability, Message Centre, Audible Text Messaging

Having phoned the garage where it is for sale they would offer as a ballpark figure(not having seen the vehicle) in part exchange of between £2000 and £2500, it could well be less when they see the vehicle.

If we were to proceed with the purchase of the small panel van at say £9500 then we would have in the region of £10,500 in earmarked reserves plus £2500 from April 1<sup>st</sup> to be added to the earmarked reserves. That would give us funding to lease an electric vehicle and subject to the leasing charge being no more than £650 a month that would cover us for 20 months. Future leasing charges would need to be built into next year and the future years budget in the region of £8000 a year

## **NEW ETESIA ET LANDER ELECTRIC UTILITY VEHICLE**

Supply Price: £48,000.00 + VAT

4 Years Contract Hire @ £985.05 + VAT per month

All figures subject to minimal cost of funds changes until agreement is live.

All agreements have an £175.00 + VAT document fee.

There is a two-year warranty

3.44

### **Goupil G4**

G4-08

Outright - £29,100

5-year contract hire - £640 per month + VAT

The contract hire rates include 2 x service visits per year and cover all call outs, Parts and labour excluding for misuse.

### **IA EC35**

I am awaiting figures on this model, which I will forward on receipt. Last year when we had a demonstration it was about £27,000.

### **Maxus eDeliver 3 50**

I am awaiting figures on this model, which I will forward on receipt.

In view of the fact that it would be sensible to exchange the two small vehicles and we would then need two more vehicles and following discussions with the men, it is felt that the best option would be to purchase a small panel van as shown above and lease an electric vehicle, with the preference being the G408. This would meet all our requirements and be within budget for the next 20 months. Adjustments could be made to future budgets